#### NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE

Office of Archives and History Department of Cultural Resources

# **NATIONAL REGISTER OF HISTORIC PLACES**

# **Mebane Commercial Historic District**

Mebane, Alamance County, AM1698, Listed 12/22/2011 Nomination by David Taylor Photographs by David Taylor, November 2010



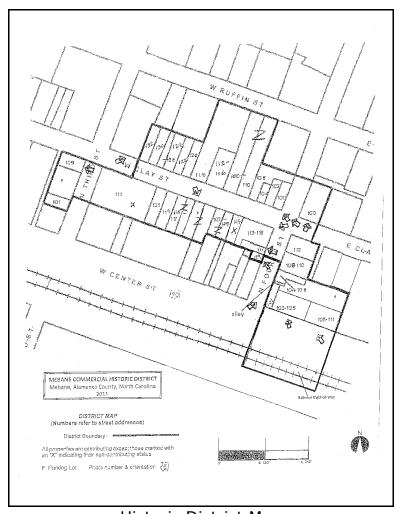
East Center Street, looking northwest



West Clay Street, north side



Jones Department Store Building, North Fourth Street



Historic District Map

# **United States Department of the Interior**

National Park Service

# **National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property					
historic name Mebane Commercial Historic District					
other names/site number					
2. Location					
Street & number Street, and W. Clay Street on the Street & number Street & num	or publication				
city or town Mebane vicinity					
state North Carolina code NC county Alamance code 001 zip code 273	02				
3. State/Federal Agency Certification					
As the designated authority under the National Historic Preservation Act, as amended,  I hereby certify that this _X_ nomination request for determination of eligibility meets the documentation.					
for registering properties in the National Register of Historic Places and meets the procedural and profess requirements set forth in 36 CFR Part 60.	sional				
In my opinion, the property X meets does not meet the National Register Criteria. I recommend the considered significant at the following level(s) of significance:	hat this property				
national statewideX_local					
Signature of certifying official/Title Date					
North Carolina Department of Cultural Resources State or Federal agency/bureau or Tribal Government					
In my opinion, the property meets does not meet the National Register criteria.					
Signature of commenting official Date					
Title State or Federal agency/bureau or Tribal Government					
4. National Park Service Certification  I hereby certify that this property is:					
entered in the National Register determined eligible for the National Register					
determined not eligible for the National Register removed from the National Register					
other (explain:)					
Signature of the Keeper Date of Action					

Mebane Commercial Historic Dis Name of Property	Alamance, County, NC County and State						
5. Classification							
Ownership of Property (Check as many boxes as apply.)  Category of Property (Check only one box.)		Number of Resources within Property (Do not include previously listed resources in the count.)					
		Contributing	Noncontribu	ting			
x private	building(s)	30	2	buildings			
x public - Local	x district	0	0	sites			
public - State	site	1	0	structures			
public - Federal	structure	0	0	objects			
	object	31	2	Total			
Name of related multiple property is not part of a m		listed in the N	ntributing resor ational Registe	urces previously r			
N/A		N/A					
6. Function or Use							
<b>Historic Functions</b> (Enter categories from instructions.)		Current Funct (Enter categories f					
COMMERCE/TRADE/specialty store		COMMERCE/TRADE/ specialty store					
COMMERCE/TRADE/financial institution		LANDSCAPE/parking lot					
COMMERCE/TRADE/departme	TRANSPORTATION/auto-related						
DOMESTIC/hotel							
TRANSPORTATION/auto-relate	<u>d</u>						
7. Bassadadan							
7. Description Architectural Classification		Materials					
(Enter categories from instructions.)		(Enter categories f	rom instructions.)				
Colonial Revival		foundation: STONE					
Classical Revival		<u>_ E</u>	BRICK				
Romanesque		walls: BRICK					
		roof: ASPHA	ALT				
		other: WOOD					
			RETE BLOCK				
			A COTTA				

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(Expires 5/31/2012)

# **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

# **Summary Paragraph**

The Mebane Commercial Historic District encompasses a roughly five-acre area within approximately two city blocks, consisting of 31 buildings. The district contains the historic portions of the central business district of the city of Mebane, Alamance County, North Carolina. Of the 31 buildings in the district, 29 contribute to the character of the district and 2 are non-contributing elements due to alterations. In addition to the district's buildings, the railroad right-of-way is counted as a single contributing structure within the context of the district. The district includes a densely-developed grid of streets including portions of East and West Center Street (North Carolina Highway 70), North Third and Fourth streets, and East and West Clay Street. The district is topographically flat and consists of one- and two-story commercial buildings of brick construction, which date from the first six decades of the twentieth century. Within the district are one- and two-part commercial blocks<sup>1</sup> of one to three stories in height, executed in the Colonial and Neo-Classical Revival styles and variants thereof, along with commercial buildings which represent no formal architectural style but which reflect local building traditions of this community during the Period of Significance. The district's buildings typically retain the majority of their historic commercial characteristics, including substantial display windows and recessed entries on the first story, multiple bays of windows on the upper stories, and, in the case of the more elaborate buildings, cornices of corbeled brick. The integrity of the district is high, retaining the composite qualities of location, design setting, materials, workmanship, materials, feeling, and association.

The city of Mebane lies in the Piedmont area of North Carolina, straddling the Alamance/Orange County line; this district lies entirely in Alamance County. The community is located approximately ten miles east of the Alamance County seat of Graham and approximately forty-five miles northwest of the state capital at Raleigh. The Mebane Commercial Historic District occupies the heart of the central business district of the city of Mebane. Densely developed, the buildings in the district are built side-by-side, with no side-lot setback and uniform front-lot setback throughout. Clay and Center streets have historically been the community's principal commercial arteries and define the north and south boundaries of the district, respectively. North Third and North Fourth streets mark the west and east boundaries, respectively; the historic Masonic Lodge Building at 109 N. Third Street and 101 N. Third Street are located along North Third Street and both sides of North Fourth Street within the district contain an unbroken row of historic commercial buildings dating from the early twentieth century through the 1950s.

All streets in the district are paved and incorporate concrete sidewalks on both sides. Some urban landscaping has resulted in street trees penetrating the hardscape in several places throughout the district. Streetlighting utilizes cobra-head lighting devices mounted onto wood utility poles and powered by overhead wiring. W. Clay and W. Center streets have rights-of-way of sixty feet while those of the numbered intersecting streets are forty-eight feet. The district was platted without alleys at the rear of the buildings lots.

The area immediately outside the boundaries of this district consists of non-historic commercial development to the south and west, the White Furniture Company (NR 1982) to the east, and residential areas to the north.

# **Narrative Description**

The individual buildings in the Mebane Commercial Historic District are universally of masonry construction, finished principally in red or buff-colored brick. The older buildings in the district are of more imposing scale, rising to two and three stories, while the district's more recently-constructed buildings are one store in height. Foundations are characteristically of stone, both dressed and of coursed rubble; some of the newer foundations may be of poured concrete or concrete block, but they are not open to observation. Typically the buildings in the district retain a traditional window-to-wall ratio, with the first story penetrated by large display windows, typically with recessed entries (Photo Nos. 1, 2; 4, 5, 12); several storefronts retain distinctive historic prism-glass transoms (Photo Nos. 5, 11). The upper facades incorporate bays of double-hung windows set on stone sills and capped with brick lintels. Upper-story window forms include the flat-topped, segmental-arched, and round-arched. In one case, a classically-derived former bank building at 101 W. Center

<sup>&</sup>lt;sup>1</sup> The one- and two-part commercial block characterizations refer to the typology developed by Richard Longstreth in *The Buildings of Main Street*, a citation for which appears in the Bibliography.

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Street, the entire upper façade is penetrated by a substantial stylized Palladian-influenced window form. Corbeled finishes are found on the facades of some buildings in the district, along with decorative masonry geometric inserts. On the building at 112-116 W. Clay Street, a terra cotta cartouche is centered on the upper façade of a one-story commercial building, which is also trimmed in molded terra cotta beltcourses. Some buildings retain historic masonry chimneys, but in most cases chimneys have been removed in the course of re-roofing or in the retrofitting of heating systems. Typical of commercial architecture of this period, the parapeted rearward-sloping shed roof is the favored roof form.

Storefronts are among the more prominent features on commercial buildings of this era and most of those within this district have been minimally altered or have been compatibly rehabilitated. Most storefronts retain bulkheads below display windows; in some cases these bulkheads are of wood and in others they are finished in brick or tile (Photo Nos. 1-2, 4-6). Several storefronts retain distinctive prism glass transoms; that of the Jones Department Store building at 113-115 N. Fourth Street incorporates clear leaded prism glass with bands of amber glass (Photo Nos. 5, 9). In some cases, solid panels have been installed over the areas which traditionally contained storefront transoms.

The Mebane Commercial Historic District consists of a compact commercial area in the heart of downtown Mebane and includes both high-style and vernacular commercial buildings dating from the first six decades of the twentieth century. The district retains integrity in its composite components and its present appearance is only minimally altered from the way it appeared at the end of the Period of Significance.

The Period of Significance of this district begins c. 1905, the date of construction of the earliest buildings within the district (107-109 and 115-117 W. Clay Street). It extends to 1960, the date of construction of the district's most recently-constructed historic property, the commercial building at 101 E. Clay Street. Contributing and non-contributing elements within the historic district are identified in the Resource Inventory below, and are also identified on the district map which accompanies the nomination. Contributing resources are those which date from within the Period of Significance and retain integrity in most of its composite qualities of location, design, materials, feeling, materials, and association. The two non-contributing properties in the district are so designated because they have forfeited a majority of the elements of integrity because of insensitive alterations which have seriously compromised their historic appearance.

The following resources are located within the Mebane Commercial Historic District. The inventory is organized alphabetically by street name and by numerical order within those streets. Characteristic of downtown commercial design of this period, all roofs are parapeted.

#### **Resource Inventory**

#### Railroad Right-of-Way, Center Street

1854

**Contributing Structure** 

The raised railroad right-of-way consists of two lanes of track running north-south along Center Street and marks the south boundary of the historic district in a wide, grassy median. Grade crossings are located at S. Third and S. Fourth Streets.

# Bank, 101 E. Center Street

ca. 1910

**Contributing Building** 

This is a two-story Colonial Revival-style corner building, a former bank according to the 1924 Sanborn map. It is finished in red brick, with a three-bay façade and a centered entrance with a transom and sidelights. Above the entrance is a Palladian motif, with a substantial round-arched window flanked by considerably smaller, narrow flat-topped windows; on either side of this window are round lozenges of light-colored masonry. Flanking the entrance are tall, narrow 1/1 windows; the window units appear to be replacements. The building has limestone trim and coping, including window sills and some window heads and a beltcourse on the second story of the façade. The exposed west side elevation is seven bays in length, with flat-topped windows set singly and in pairs, capped with soldier-course lintels. A shallow central peaked parapet is on the façade. A round-arched door and what may have been a storefront on the west elevation have been in-filled with glass block; the former storefront is penetrated by a single door.

#### Five Star Building, 103-105 E. Center Street

ca. 1910

**Contributing Building** 

Built as an investment by the White Furniture Company, the property is a commercial block of brick construction, two stories in height and designed as a variant of the Colonial Revival style, with five storefronts and a five-bay upper façade with each bay containing four 1/1 windows with soldier-course brick lintels. The façade is finished in polychrome brick and bay spacing is delineated by limestone pilasters with molded caps. Other light-colored stone trim motifs are present on

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the upper façade, which has a shallow centered stepped parapet capped with what may be terra cotta coping. The storefronts are finished in black tile and retain a traditional window-to-wall ratio. The building is shown as the Hotel Mebane and the community's post office on the 1924 Sanborn Map.

#### Commercial Building, 105-111 E. Center Street

ca. 1925

**Contributing Building** 

This is a Colonial Revival-style commercial building containing three storefronts on the first story and a symmetrically-massed six-bay upper façade. Storefronts have been altered and are recessed, with black tile finishes, but retain traditional window-to-wall ratio. A band of black tile extends across the façade immediately above the storefronts. The upper façade windows are round-arched, with individual units resting on masonry sills. Each unit contains a pair of flat-topped 1/1 sash with a semi-circular-arched transom above. The windows are enframed within brick surrounds with rock-faced stone trim and keystones. Above the windows is a masonry beltcourse which may have originally contained a cornice. Some corbeled brick trim, including projecting brick panels, is located at the cornice height. An ATM machine is located on the façade.

#### Commercial Building, 101 E. Clay Street

1960

**Contributing Building** 

The latest historic building constructed within the historic district, this is a single-story commercial building finished in red brick, with centered entry doors and display windows; these elements appear to be replacements, but the masonry suggests that they occupy the original openings. A marquee canopy extends across façade, shielding the storefront and entrance. Tile coping is along the roofline. The building was built on the site of a small blacksmith shop, which is shown on the 1924 Sanborn Map.

### Bank, 100 W. Clay Street

1919

**Contributing Building** 

This building is of unusually high-style design for this downtown. It is a two-story Neo-Classical Revival-style former bank building located on a prominent corner lot and features a one-bay façade with a recessed entry with lonic columns set *in antis*, above which is an engaged pediment trimmed with modillions, with a datestone in the center. Above the pediment is a truncated triangular parapet. The main entry has a classical door surround. The building is built of common red brick with a bluff-colored brick façade trimmed in limestone. Windows are 1/1, with tripartite window units with semi-circular transoms on three of the windows on the first floor of the five-bay east elevation; these windows incorporate domed fabric awnings.

#### Commercial Building, 102 W. Clay Street

ca. 1925

**Contributing Building** 

This is a modestly-detailed two-story red brick-finished Commercial Style building with the storefront altered and recessed, with metal framing. The building incorporates a three-bay upper façade which is penetrated by flat-topped windows enframed within brick surrounds and set on stone sills, with limestone corner blocks at the upper corners and lintels of soldier-course brick. Between the second-story windows and the roofline are a series of three light-colored diamond decorative motifs set into the brickwork. The corner block and diamond motif is seen elsewhere in the downtown and may represent the work of a single designer or contractor. A shallow stepped parapet caps the roofline.

#### Commercial Building, 104 W. Clay Street

ca. 1920

**Contributing Building** 

This single-story modest building is finished in painted brick, with recessed mortar joints. It incorporates a single storefront, altered with anodized aluminum framing but retaining a traditional window-to-wall ratio, brick bulkheads, a prism-glass transom, and a recessed entrance with what appear to be original double doors with lower solid panels and upper glass panels. A curvilinear fabric awning extends across the entire façade, above which is a band of header bricks along the parapet.

#### Commercial Building, 105 W. Clay Street

ca. 1910

**Noncontributing Building** 

A two-story brick building with a significantly altered façade veneered in modern brick, yellow on the first story and red on the second story, including a stylized stepped parapet. Other alterations include the replacement of double-hung windows on the second story and the installation of small, narrow, fixed-light vertical windows flanking a modern glazed metal door on the first. All of these alterations result in a loss of integrity.

### Commercial Building, 106 W. Clay Street

ca. 1929

**Contributing Building** 

This single-story one-bay commercial building is finished in painted brick, with a single storefront, altered with metal framing and door but retaining the original traditional window-to-wall ratio. The entry door is offset on the east side of the

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façade. The original prism-glass transom has been retained. Brick bulkheads are beneath the windows, a curvilinear fabric awning extends across the façade, and a corbeled cornice is along the roofline.

#### Commercial Building, 107-109 W. Clay Street

ca. 1905

**Contributing Building** 

A two-story commercial building of brick construction, this property incorporates two storefronts, between which is an altered entrance to the upper story. The storefronts are somewhat altered, including the installation of higher-than-normal brick bulkheads on the west storefront, but generally retain their traditional window-to-wall ratio, recessed entrances, and historic prism-glass transoms above which are recessed paneled motifs. A prism-glass transom is over the entry to the second story as well. A metal marquee canopy, supported by metal rods, shields the east storefront. The upper story is symmetrically massed, seven bays in width, with brick pilasters and segmental-arched windows with masonry sills and replacement sash. Some corbeled brickwork is along the cornice line. A "ghost" sign is painted onto the upper portion of the exposed west side elevation beneath which is an outdoor dining area enclosed within a painted stockade fence.

### **Parking Lot**

#### Commercial Building, 108-110 W. Clay Street

ca. 1919

**Contributing Building** 

This is a substantial two-story Commercial Style building finished in red brick, with two recessed storefronts flanking the two entrances to the upper story; the storefronts are replacement elements. The upper façade is penetrated by a series of twelve flat-topped 1/1 windows, set on stone sills and articulated with light-colored masonry corner blocks at the upper corners of each window unit. The windows and the storefronts are capped with a band of soldier-course bricks. Some corbeled brickwork defines the bay spacing on the façade. Above the windows is a simple cornice, above which are inset masonry panels, diamond motifs, and modest corbeled brickwork. The corner block and diamond motif is seen elsewhere in the downtown and may represent the work of a single designer or contractor.

#### Commercial Building, 112-116 W. Clay Street

ca. 1925

**Contributing Building** 

This single-story Neo-Classical Revival-style commercial building is finished in red brick with recessed mortar joints, incorporating three storefronts, including two with historic tile bulkheads. Some of the storefront framing is of replacement metal as are some of the doors. Two of the three storefronts retain historic transoms, beneath which are metal awnings; the third transom is covered. Above the storefronts are two molded terra cotta beltcourses and the façade terminates in a stepped parapet with terra cotta coping and a stylized classically-derived cartouche in the center.

#### Commercial Building, 115-117 W. Clay Street

ca. 1905

**Contributing Building** 

The property is a two-story building of red brick. It comprises two storefronts with paneled bulkheads, fluted pilasters and a glazed entry door in each storefront. Between the storefronts is an entrance to the second story which retains the original double-door, with a solid panel covering the transom. The storefronts appear little altered from the original and retain their historic recessed entries and prism-glass transoms. The upper façade is symmetrically-massed, seven bays in width, with flat-topped 1/1 windows, some of which appear to be replacement units. Modest brick corbelling and angled brickwork articulate the cornice line.

### Commercial Building, 118 W. Clay Street

ca. 1920

**Contributing Building** 

This two-story red brick-finished building has a single storefront with a recessed entrance, fluted pilasters, large display windows, paneled bulkheads, art-glass transoms above the display windows, and a storefront cornice trimmed with brackets and dentils. The upper façade is penetrated by three segmental-arched openings, each with 1/1 double-hung window units set singly and in pairs, resting on masonry sills and linked with a row of brown header bricks above the windows. Corbeled brick trim and recessed brick panels articulate the upper facade.

### Commercial Building, 119 W. Clay Street

ca. 1940

**Contributing Building** 

A one-story building finished in red brick with two sets of display windows set on brick sills and a single recessed entry door with a transom on the west side of the façade. A soldier-course beltcourse of brick is above the windows and door and near the roofline. The building has been badly re-pointed.

# Commercial Building, 120 W. Clay Street

ca. 1920

**Contributing Building** 

This is a two-story brick building with a single storefront including brick bulkheads and a deeply-recessed entrance finished in tile. Three transoms cap the storefront, beneath which is a concave fabric awning. The upper façade is

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penetrated by three oversized segmental-arched openings, each with replacement sash, and incorporates corbeled brickwork along with angled brick finishes.

#### Commercial Building, 121 W. Clay Street

ca. 1951

**Contributing Building** 

A single-story commercial building with a two angled and recessed storefronts finished in red brick, with a tiled entryway supported by a center post, along with paired display windows. Two single doors with covered transoms access the interior commercial spaces and a single brick header-course extends along the top of the storefront.

# Commercial Building, 122 W. Clay Street

ca. 1925

**Contributing Building** 

This two-story brick building is finished in red brick, with a single altered storefront which incorporates a deeply-recessed entry offset on the east side. The storefront is constructed with metal framing but retains a traditional window-to-wall ratio and three-unit transom. A flat marquee canopy of metal, likely dating from the 1940s or 1950s and suspended by metal rods, shields the storefront. The upper façade is three bays wide with flat-topped windows with replacement 1/1 sash and masonry sills. Corbeled brickwork is above the upper façade windows and along the cornice line including angled brickwork and projecting rectangular panels.

#### Commercial Building, 124 W. Clay Street

ca. 1952

**Contributing Building** 

A distinctive early 1950s building with a façade finished in red Roman brick with recessed mortar joints, one story in height, with a single storefront, minimally altered, with transoms, an offset recessed entrance, and small display window beside the entry door. In front of the display window is a raised brick planter which appears to be an original feature. A conventional fabric awning shields the storefront.

#### Commercial Building, 126 W. Clay Street

ca. 1949

**Contributing Building** 

This modest single-story building is finished in red brick, with small display windows with masonry sills flanking a centered entrance with a glazed door with a transom. The windows and door are shielded by a metal awning suspended by metal rods. An inset rectangular masonry panel is centered on the upper façade which is capped with tile coping.

#### Commercial Building, 130 W. Clay Street

ca. 1949

**Contributing Building** 

This is a modestly-detailed one-story building finished in red brick with a single storefront retaining a traditional window-to-wall ratio and recessed entry with angled brick bulkheads and display windows. Tile coping caps the façade and a curvilinear fabric awning extends across the storefront area.

#### Commercial Building, 132 W. Clay Street

ca. 1949

**Contributing Building** 

A modest one-story building finished in wire-cut red brick, this property features display window which flank a centered recessed entrance incorporating angled brick bulkheads. Tile coping is along the roofline.

#### Mebane Enterprise Building, 104-106 N. Fourth Street

ca. 1940

**Contributing Building** 

The Mebane *Enterprise* Building is a single-story commercial building, modest in its detailing, finished in red brick with two commercial spaces. The façade appears little altered from the original, with recessed entries and finishes of black Carrara glass; the storefront on the south side of the façade appears to retain its original metal finishes. The building has a flat parapet on the façade capped with tile coping.

#### Commercial Building, 108-110 N. Fourth Street

ca. 1910

**Contributing Building** 

This two-story Commercial Style building is finished in polychrome brick which is laid in a basketweave pattern. The two storefronts have been altered and are recessed, and a metal signband extends across the entire façade and may hide original transoms. The building has a four-bay upper façade with windows incorporating soldier-course lintels and tripled replacement 9/9 sash. The entrance door to the second story is offset on the south side of the façade. Tile coping is along the roofline and the brickwork suggests that a cornice or trim may have been removed.

# Commercial Building, 109 N. Fourth Street

ca. 1915

**Contributing Building** 

This is a diminutive painted brick building of one-story with a single storefront, altered, but retaining traditional window-to-wall ratio. Angled display windows flank a single glazed entry door which appears to be an original feature. A covered transom is over the door. Modest brick detailing, including angled brick, is along the cornice line.

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#### Commercial Building, 111 N. Fourth Street

ca. 1911

**Contributing Building** 

This is a two-story Romanesque Revival-style brick commercial building with a compatibly-rehabilitated storefront retaining traditional window-to-wall ratio and a recessed center entry. The upper façade is penetrated by two oversized round-arched windows, each with two quarter-round transom lights over paired 1/1 sash, resting on brick sills and capped with corbeled brick lintels. The corners are defined by brick pilasters and multi-layered heavy corbeled brickwork is along cornice line. Sanborn maps indicate that in the 1920s this was a drug store.

#### Commercial Building, 112 N. Fourth Street

ca. 1920

**Contributing Building** 

This two-story building is located on a corner lot, with a six-bay upper façade penetrated by flat-topped, 2/2 window units. The exterior brick surfaces have been painted. The two storefronts are separated by a brick pilaster and have been altered with metal windows but retain traditional window-to-wall ratio and a marquee canopy which appear to date from the 1940s or 1950s. Above the canopy are metal panels which may hide transoms. The upper façade is recessed and some restrained corbeled brickwork is at cornice height. The 1924 Sanborn map indicates that a cleaning/pressing shop was located on the second story.

Jones Department Store Building, 113-115 N. Fourth Street

ca. 1910

**Contributing Building** 

This is a three-story Romanesque Revival-style building on a corner lot, finished in buff-colored brick with two altered and recessed storefronts on the first story retaining historic multi-colored prism-glass transoms and metal supports. Some bay spacing on the façade is defined by rusticated brick pilasters. Second-floor and third-story windows on the façade are round-arched and windows and doors on the north elevation are segmental-arched; most original sash has been retained. Window heads on the façade consist of two courses of corbeled brick. Brick quoins define the corners and the façade is capped with a corbeled brick cornice. This is the former home of a leading local department store and a "ghost" sign remains on the north elevation.

#### Commercial Building, 101 N. Third Street

ca. 1925

**Contributing Building** 

This is a two-story brick commercial building built of red brick with the façade finished in stucco; the west section of the building is one story in height. The storefront has been altered, including the installation of a concave pent roof and replacement display windows. The entry to the second story is offset on the north side of the façade. The second story incorporates a four-bay façade with replacement windows and above the second-story windows a recessed rectangular panel is set into the stuccoed finish. Stuccoed pilasters define the bay spacing and extend beyond the roofline providing a crenellated effect to the uppermost portion of the façade.

### **Parking Lot**

# Masonic Lodge Building, 109 N. Third Street

ca. 1925

**Contributing Building** 

This is a two-story brick Classical Revival-style building situated on a corner lot with adjacent surface parking. The property historically had commercial space on the first story and the lodge hall of the Bingham Lodge 272 A F & A M, the local Masons, above. The building features a parapet roof with tile coping. The storefronts have been altered with new brick and windows but retain substantial replacement display windows; "waterfall" fabric awnings are over the storefront and domed awnings are over the side entrances on the Clay Street elevation. The upper façade is penetrated by a series of windows, four round-arched on the N. Third Street façade with keystones and eight segmental-arched with keystones on the W. Clay Street elevation. The windows rest on masonry sills. A modest corbeled brick cornice caps the building. The original sash have been replaced and some window openings have been in-filled with brick; a non-historic bay display window has been inserted on the side elevation. Blind square windows are above the second-story windows on the Clay Street elevation. Centered on the Third Street façade, above the windows, is an inset stone bearing Masonic symbols.

# Commercial Building, 111 N. Third Street

ca. 1945

**Noncontributing Building** 

The property is built of brick-faced tile, and is the largest building in the downtown. It is an altered industrial building located on a corner lot, finished in painted brick, with multiple windows on both the façade and side elevation. Some window openings are in-filled with glass block and some steel-frame industrial sash has been retained. A one-story office is attached to the south elevation and has tile coping, metal windows, and a glazed door. Physical evidence suggests that the building was built in at least two stages. Sanborn maps indicate that it was a tire sales and service facility; it is also addressed as 137 W. Clay Street. Brick pilasters define the bay spacing on the Third Street elevation. The Clay Street display windows and recessed storefronts were cut in after 2008, constituting a major alteration.

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8. Sta	tement of Significance	
Appli (Mark '	cable National Register Criteria  'x" in one or more boxes for the criteria qualifying the property ional Register listing.)	Areas of Significance (Enter categories from instructions.) COMMERCE
X	Property is associated with events that have made a significant contribution to the broad patterns of our history.	ARCHITECTURE
В	Property is associated with the lives of persons significant in our past.	
XC	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high	
	artistic values, or represents a significant	Period of Significance
	and distinguishable entity whose components lack individual distinction.	c. 1905-1960
D	Property has yielded, or is likely to yield, information important in prehistory or history.	Significant Dates
		N/A
	ria Considerations  x" in all the boxes that apply.)	
Property is:		Significant Person (Complete only if Criterion B is marked above.)
A	Owned by a religious institution or used for religious purposes.	N/A
В	removed from its original location.	Cultural Affiliation
c	a birthplace or grave.	N/A
D	a cemetery.	
E	a reconstructed building, object, or structure.	Architect/Builder Unknown
F	a commemorative property.	UNKNOWN
G	less than 50 years old or achieving significance within the past 50 years.	

# Period of Significance (justification)

The Period of Significance begins in c. 1905, the approximate date of construction of the district's earliest buildings and ends in 1960, the date marking the construction of the district's latest building and the end of the significant period of commercial development in downtown Mebane.

Criteria Considerations (explanation, if necessary) N/A

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Mebane Commercial Historic District meets National Register Criteria A and C on the local level. The district consists of the rural railroad community's historic central business district and is significant for its association with the patterns of *commerce* in this locale throughout the c. 1905 to 1960 Period of Significance. The district was a regional rail stop and was home to a variety of commercial enterprises, one department store, and two banks, and was a favored site for conducting business in this section of eastern Alamance County and the western reaches of Orange County. The district's Criterion C significance for *architecture* derives from the dense concentration of intact commercial architecture found within, representing the Colonial, Neo-Classical, and Romanesque Revival styles as well as one- and two-part commercial buildings executed without reference to any formal architectural style but which are nonetheless representative of the building traditions of this Piedmont North Carolina community.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

With reference to Criterion A for *commerce*, the Mebane Commercial Historic District served as the central business district for the community of Mebane and its immediate environs throughout the Period of Significance. The location of the railroad, whose right-of-way marks the south boundary of the district, forged the link between local industry and the community and contributed significantly to the growth and development of the district. The community evolved from a rural, pre-industrial agrarian settlement to a farm-to-market settlement, to a company town, nearly all of which had as its commercial center the community's historic central business district. Mebane counted as its major economic drivers the mammoth White Furniture Company (NR 1982) and the Mebane Bedding Company, both of which are located nearby but outside the district. The employees of these and other enterprises conducted business in the historic district, banked at the two banks in the district, shopped at the stores which formed an unbroken line along the district's streets, and lodged at the district's two hotels, both of which fronted the railroad that served the community. Throughout the decades, the district contained a variety of commercial establishments, including specialty stores, clothing stores, pharmacies, a department store, a 5 and 10, and the aforementioned two hotels. In addition to the businesses that occupied the first stories of the buildings in the historic district, offices and residences occupied the upper stories of many of the buildings, accounting for both a commercial character to the upper floors of some of the downtown buildings but also a continuation of the "live-above-the-shop" tradition which existed in American downtowns for centuries.

With reference to Criterion C, the district is significant for architecture, containing examples of architectural styles popular throughout the c. 1905 to 1960 Period of Significance. Chief among these are the Colonial, Romanesque, and Neo-Classical Revival styles. The Colonial Revival style grew in popularity in the wake of the American Centennial of 1876, which re-kindled a patriotic fervor and an interest in pre-Revolutionary War design. Homes and commercial buildings alike were designed in the Colonial Revival mode, from the 1870s well into the twentieth century, some faithfully replicating eighteenth-century antecedents and others exhibiting only suggestions of the form, massing, and finishes of such buildings. Among the more prevalent references to earlier design motifs was the use of the three-part Palladian window, sometimes in its full form or a stylized representation of this distinctive window treatment. In other instances the Colonial Revival style is hinted at with the placement of keystones above windows or pilasters with stylized caps defining the bay spacing of the façade. The Neo-Classical Revival style occurred concomitantly with the Colonial Revival style, and was often employed for public buildings or commercial buildings whose designers wished to imbue a sense of formality and permanence in the individual building. Banks and other quasi-public or public buildings were often candidates for the Neo-Classical Revival style. The Romanesque Revival style harkened back to early European designs and the use of the round-arched window form and/or decorative motif. Most known for ecclesiastical architecture, in commercial districts such as downtown Mebane, this style manifests itself in round-arched upper-story window openings and the use of arcaded corbel tables of brick to cap facades. Most examples of these architectural styles are seen in the two-part commercial block building type.

The architectural styles of the buildings in the Mebane Commercial Historic District do not represent a particularly broad diversity of design. The most imposing buildings in the district are executed in the Colonial and Neo-Classical Revival styles. These include two former bank buildings, one of which is the Colonial Revival-style building at 101 W. Center Street (Photo No. 1), which dates from c. 1910. The other is a 1919 Neo-Classical Revival-style building at 100 W. Clay Street, with a recessed entry bay, paired lonic columns set *in antis*, and an engaged full pediment trimmed with modillions and incorporating a centered datestone. Other formally designed buildings include the c. 1925 Colonial Revival-style Hotel Mebane Building at 105-111 W. Center Street and the adjacent 1910 Five Star Building at 103-105 W.

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Center Street (Photo No. 1). The latter incorporates a stepped parapet and upper-story bay spacing defined by brick pilasters. Some properties reflect the Romanesque Revival style as it was interpreted for commercial design in Mebane, employing round-arched upper-facade windows set in pairs. These include the c. 1911 commercial building at 111 N. Fourth Street (Photo No. 4). Among the largest buildings in the district is the former Jones Department Store, a three-story brick corner building at 113-115 N. Fourth St., with a buff-brick-finished façade (Photo No. 5). This c. 1910 property housed the community's leading department store for decades and retains much of its historic character, including prism-glass transoms over the N. Fourth Street storefronts, round- and segmental-arched upper-façade windows, corbeled pilasters defining the bay spacing on the facade, and a corbeled brick cornice.

Other more modestly-ornamented buildings in the district include several one- and two-part commercial blocks including the building at 109 N. Fourth Street, and the adjacent buildings at 104 and 106 W. Clay Street, each with slight corbelling at the cornice. The building at 104 W. Clay Street retains its historic prism-glass transom.

Transoms are a common feature in many historic commercial districts. In Mebane, the number of prism-glass transoms contributes significantly to the visual quality and architectural importance of this rural railroad community (Photo Nos. 5, 9). This distinctive form of glass was common in storefront design in the early twentieth century but is often lost during storefront remodeling. As noted on the Art Institute of Chicago website discussing these architectural details:

"The prismatic windowpane was developed to increase the amount of daylight in the interiors of the everlarger office buildings in the late 19th century. The parallel ribs on the 4 x 4 pressed-glass tiles refracted light rays far into the buildings' interiors. By the 1930s it had largely been superseded by the hollow glass block. The Luxfer Prism Company, a Chicago-area manufacturer of prismatic windowpanes and fittings, was in business from approximately 1897 to 1920."<sup>2</sup>

Although other companies produced these items, Luxfer was the most prominent and the name by which such pieces have become generically known. They were widely marketed in *Sweet's Indexed Catalogue of Building Construction* between c. 1906 and the 1930s. Prism glass transoms appear on the Jones Department Stone building and the buildings at 104, 115-117, 107-109 W. Clay St. (Photo Nos. 5, 9).

Plain commercial architecture occurs across the nation in far more frequency than high-style design, especially during the mid-twentieth century as the influence of modernism led to little or no decoration and simple lines. These simple buildings are particularly seen in once-rural areas such as Mebane. In this district, much of the commercial design called for a primarily transparent storefront on the first floor, incorporating plate glass display windows, a recessed entry door or doors, and often a transom above, followed by a sparsely finished upper façade penetrated by modest windows with little or no embellishment. Where more pretentious buildings are capped by a wood or metal cornice, the upper facades of these less stylized commercial buildings often terminate is a simple unadorned parapet or in a parapet ornamented with modest corbelling.

Little demolition has occurred in the district. One surface parking lot is found on the south side of W. Clay Street (Photo No. 9) and another in a small area on W. Clay Street at the rear of the Jones Department Store. One surface lot on North Third Street serves for parking as well; otherwise the streetscape of the district is unbroken. Sensitive commercial rehabilitation is evident in several of the properties. Modifications to properties in the district include storefront alterations and the occasional presence of replacement windows.

# Developmental history/additional historic context information (if appropriate)

The City of Mebane traces its beginnings to 1809 when a post office was established in the generally unsettled area. The town was named for Brigadier General Alexander Mebane (1744-1795), who as a boy settled on his father's land grant in the Hawfields area, Orange County. He served in the North Carolina Militia during the Revolutionary War and was twice elected to the U. S. Congress, but died before beginning his second term. Descended from Scotch-Irish immigrants who originally settled in Pennsylvania, Alexander Mebane was also a successful inn-keeper and a prosperous plantation owner. Mebane family farming and associated economic and political activity in central Hawfields gave rise to the term "Mebanesville" for the community that grew up around the post office.<sup>3</sup>

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<sup>&</sup>lt;sup>2</sup> Art Institute of Chicago website: <a href="http://digital-libraries.saic.edu">http://digital-libraries.saic.edu</a>, accessed June 1, 2011.

<sup>&</sup>lt;sup>4</sup> City of Mebane website <u>www.cityofmebane.com</u>, accessed June 3, 2011.

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Alamance County was formed from Orange County in 1849 and the fledgling settlement began to grow with the arrival of the North Carolina Railroad in 1854. The railroad's presence encouraged the development of local industry and assured the growth and development of the downtown area. The tracks ran to the south of what would become Center Street. Families from the surrounding region began to seek home sites near the tracks. Stephen A. White and Frank Mebane (both descendents of Alexander Mebane) and Thomas B. Thompson were among the first to settle in the village. The town grew rapidly and was incorporated in 1881. Town records indicate that in 1882 W. H. Lasley was mayor-elect and S. A. White, W. O. Fowler, J. F. Trollinger, and D. A. White were the first commissioners. In 1883, the name was changed to "Mebane," to shorten it or perhaps to drop the "ville," which might have suggested a less substantial community than its leadership envisioned. In 1907, the charter was amended to read the Town of Mebane. This name remained in effect until 1987 when the charter was amended once again, granting the community the status of a city.

Little remains of the earliest architecture in the downtown, which was likely of wood construction and was replaced by more substantial buildings of brick as the community prospered and grew in the first decades of the twentieth century. Indeed, with respect to Mebane, Carl Lounsbury's Alamance County Architectural Heritage notes, "We must look long and hard for the material remains of the early urban environment."5

Mebane's industrial growth began with the 1881 establishment of the White Brothers Furniture Company by Stephen White, his brother, D. A., and a third investor who soon withdrew; it later operated as Hickory-White. It first manufactured sash and doors and served as a building contractor, but in 1896 the company began the exclusive manufacture of furniture. The furniture company was followed in 1904 by the Mebane Bedding Company, now Kingsdown, and in 1907 by the Ridgeville Telephone Company, now MebTel Communications. In 1916, Mill No. 8 of the Durham Hosiery Mills was built on South First Street, followed in 1922 by Mill No. 15 (NR 2010) on West Washington Street. Mebane was also a leading tobacco warehouse center. Like the other aforementioned industrial operations, all of these enterprises lay outside the district but contributed significantly to the economic prosperity of the downtown and the physical growth of the historic district.

The Census of 1900 recorded 218 residents in the town, a figure which grew to 693 in 1910 perhaps due to the establishment of the bedding factory in the intervening years. The town continued to prosper in the first decades of the twentieth century and the 1920s marked a period of significant growth in Mebane. A fire destroyed much of the original White Furniture building but it was soon rebuilt on the same site and employment figures rose. The community's first public water supply and wastewater treatment facilities were constructed in 1921. The first paving of the streets, curbing and guttering was done in 1922 and the town's first sidewalks were laid. During the same year, the town's first volunteer fire company was formed.

In 1930, the town was supporting a population of 1,568 which grew to 2,060 in 1940 as additional families sought employment in the small industrial center. The downtown catered not only to the residents of the town but to the adjacent rural areas from which came many of those who found employment at the furniture company and at the mills. As the century progressed. Mebane's economy and its downtown were stable. The post-World War Two decades saw slow growth in the community as its industrial base remained solid. By 1980, the census revealed that there were 2,781 people living in Mebane, but with technological changes and foreign competition, the fortune of Mebane's leading industries was threatened. The community was particularly hard hit by the 1993 closure of the White Furniture Company. 6

The latter years of the twentieth century and the first decade of the twenty-first, however, have seen rapid growth in Mebane due to the community's proximity to large cities both east and west of town. The completion of the I-85/40 corridor just east of Mebane has made an easy commute eastward from Mebane to Raleigh, Durham and the Research Triangle as well as west to Burlington, Graham, and Greensboro. The population has swelled to 9,000 in recent years and

Walter Whitaker, Centennial History of Alamance County, 1849-1949. (Burlington, N.C.: Alamance County Historical Association, 1949), p. 138-139. Other general local history data was synthesized from various community and county historical sources, all of which are fully referenced in the Bibliography.

Carl Lounsbury, Alamance County Architectural Heritage (Graham, N.C.: Alamance County Planning Commission, 1980), p. 40.

<sup>&</sup>lt;sup>6</sup> Bill Bamberger and Cathy N. Davidson. *Closing: The Life and Death if an American Factory*. New York: W. W. Norton, 1998.

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Mebane has evolved from a rural settlement to a quiet company town and farm-to-market center to a growing hub for light manufacturing, retail, service, and commuters.

#### 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

#### **Public Records**

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Bamberger, Bill and Davidson, Cathy N. Closing: The Life and Death if an American Factory. New York: W. W. Norton, 1998.

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Whitaker, Walter. Centennial History of Alamance County, 1849-1949. Burlington, N.C.: Alamance County Historical Association, 1949.

#### Maps

Sanborn Map Company. Sanborn Fire Insurance Maps, Mebane, North Carolina. New York: Sanborn Map Company, 1924, 1924-1945 revisions.

#### **Unpublished Materials**

Keane, Beth. Mebane Commercial Historic District. North Carolina State Historic Preservation Study List Application, 2007.

#### Internet Sources

Art Institute of Chicago website: http://digital-libraries.saic.edu,accessed June 1, 2011.

City of Mebane website: www.cityofmebane.com, accessed June 3, 2011.

NCLive Website: www.nclive.org, accessed at various times during the preparation of this document.

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prelimina requestec previously previously designate recorded recorded	ry determination of individ)  y listed in the National F y determined eligible by d a National Historic La by Historic American B by Historic American E	Primary location of additional data:  X State Historic Preservation Office Other State agency ed in the National Register remined eligible by the National Register National Historic Landmark listoric American Buildings Survey # Other listoric American Landscape Survey # Name of repository:			Office		
Historic Resassigned):	sources Survey Nu	mber (if					
10. Geogra	aphical Data						
	Property Approper previously listed resort						
UTM Refer (Place addition	ences nal UTM references on a	a continuation sheet.)					
1 <u>17</u> Zone	655880 Easting	3995900 Northing	3	Zone	Easting		Northing
2 Zone	Easting	Northing	4	Zone	Easting		Northing
Verbal Boundary Description (Describe the boundaries of the property.)  The boundaries of this district are depicted with a heavy black line on the historic district map, at a scale of 1:120.							
<b>Boundary Justification</b> (Explain why the boundaries were selected.)  The boundary of the Mebane Commercial Historic District is drawn to encompass the cohesive concentration of contiguous historic commercial resources that constitute the entirety of Mebane's historic commercial core. Immediately outside the boundaries are non-historic commercial development, a non-historic park, and the previously-listed White Furniture Company.							
11. Form P	repared By						
name/title	David L. Taylor, P	rincipal					
organization	Taylor & Taylor	Associates, Inc.			date June,	2011	
street & nur	mber Post Office	Box 333			telephone	814-648	3-4900
city or town	Brookville				state PA		zip code 15825
e-mail	tta.david@gmail.	com					

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### **Additional Documentation**

Submit the following items with the completed form:

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- Additional items: (Check with the SHPO or FPO for any additional items.)

#### **Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Mebane Commercial Historic District

City or Vicinity: Mebane

County: Alamance State: North Carolina

Photographer: David L. Taylor Date Photographed: October, 2010 Description of Photograph(s) and number:

- 1 of 12: Streetscape, north side E. Center Street, with the Hotel Mebane Building in the foreground, looking west and showing the dense development which characterizes the district
- 2 of 12 Five Star Building, 103-105 East Center Street facade, looking northwest along E. Center Street
- 3 of 12 Streetscape, east side North Fourth Street, looking northeast with 101 East Center Street in the foreground, following by the Mebane Enterprise Building at 104-106 N. Fourth Street
- 4 of 12 Streetscape, west side N. Fourth Street, looking northwest, with the three-story Jones Department Store Building at 113-115 N. Fourth Street in the background.
- 5 of 12 Jones Department Store, 113-115 N.th Street, perspective view looking southwest
- 6 of 12 Streetscape, W. Clay Street, looking west from N. Fourth Street, with the former bank building at 100 W. Clay Street in the foreground and showing the buildings not appearing in the c. 1920 post card view (Fig. 3)
- 7 of 12 100 W. Clay Street, a Neo-Classical Revival-style former bank building dating from 1919.
- 8 of 12 Streetscape, north side of W. Clay Street, looking east from N. Third Street and showing the row of 1940s and 1950s commercial buildings which anchors this end of the district.
- 9 of 12 Streetscape, south side of West Clay Street, looking east, showing a mid-block parking lot
- 10 of 12 Masonic Lodge Building at 109 N. Third Street, perspective view looking southwest.
- 11 of 12 100 W. Clay Street (1960), the latest-constructed buildings in the district and the property which defines the end of the Period of Significance
- 12 of 12 111 N. Fourth Street (ca. 1905), facade, looking southwest, and illustrating one of the district's earliest buildings

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Property Owner:		
(Complete this item at the request of the SHPO or FPO.)		
Name <u>Multiple owners</u>		
street & number	telephone	
city or town	_state	zip code

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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**Figure 1** This c. 1935 post card view of East Center Street illustrates the Mebane Hotel building at 105-111 East Center Street, followed by the Five Star Building at 103-105 East Center Street

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**Figure 2** This post card view from the late 1940s shows the Mebane Hotel building at 105-111 East Center Street and the Five Star Building at 103-105 East Center Street when the latter housed Rose's 5 & 10 store.

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**Figure 3** This 1920s post card view of W. Clay Street illustrates the 1910 bank building at 100 W. Clay Street on the right and the Jones Department Store at 113-113 N. Fourth Street on the left, and demonstrates the built-up character of the streetscape by that time.

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